

**AGENDA  
ZONING REVIEW BOARD  
APRIL 1, 2021  
6:00 P.M., ZOOM MEETING  
5:00 P.M., BOARD BRIEFING**

**MUST HAVE A ZOOM ACCOUNT OR USE DIAL IN NUMBER BELOW**

<https://atlantaga-gov.zoom.us/j/96787734799?pwd=ZGIIM3BHRTUrTFRMc052dmRsQT09>

**Meeting ID: 967 8773 4799 Password: 757803**

**Dial-In Number: 1-929-205-6099 Conference Code: 96787734799#**

**NEW CASES**

1. **Z-21-11** An Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) to MRC-3 (Mixed Residential Commercial) for property located at **374 Climax Street, S.E., 380 Climax Street, S.E., 388 Climax Street, S.E., 394 Climax Street, S.E., 400 Climax Street, S.E., 406 Climax Street, S.E., 412 Climax Street, S.E., 418 Climax Street, S.E., 424 Climax Street, S.E., 430 Climax Street, S.E., 436 Climax Street, S.E., and 442 Climax Street, S.E.**, fronting approximately 762 feet on the north side of Climax Street beginning at the point of intersection of the southerly right-of-way of Climax Street with the westerly right-of-way of Dalton Street Depth: 126 feet Area: approximately 2.2 Acres, Land Lot 41, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: ATLANTA HOUSING AUTHORITY  
APPLICANT: LAUREN CLAYTON  
NPU Y COUNCIL DISTRICT 1
2. **Z-21-13** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to PD-H (Planned Development Housing) for property located at **1787 Stanton Road, S.W.** fronting 183 feet on the north side of Lake Avenue commencing at the intersection formed by the westerly right of way of Stanton Road, S.W. with the northerly right of way of Lake Avenue, S.W., at this point, said point of intersection being the point of commencement Depth: varies Area: 0.53 Acres, Land Lot 153, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: NID HOME SOLUTIONS LLC  
APPLICANT: NID HOME SOLUTIONS LLC  
NPU R COUNCIL DISTRICT 12

**DEFERRED CASES**

3. **Z-20-63** An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MR-4A/BL (Multifamily Residential/BeltLine Overlay) for property located at **575 Boulevard Place, N.E. and 585 Boulevard Place, N.E.** fronting 209.33 feet on the south side of Boulevard Place, N.E. beginning at a point on the south side of Boulevard Place 121 feet west along the south side of Boulevard Place from the southwest corner of Boulevard Place and Glen Iris Drive Depth: 81.5 feet Area: .348 Acres, Land Lot 47, 14<sup>th</sup> District Fulton County, Georgia  
OWNER: MATTHEW BRADEN, BFG INVESTMENTS, LLC  
APPLICANT: BFG INVESTMENTS, LLC  
NPU M COUNCIL DISTRICT 2

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4. **Z-20-69** A substitute Ordinance by Councilmembers Howard Shook, Joyce M. Sheperd, J. P. Matzigkeit, Michael Julian Bond and Dustin Hillis to amend the 1982 Atlanta Zoning Ordinance, as amended, by adding a definition for short-term rental (“STR”) and to prohibit short-term rentals as a use in the R-1 (Single-Family Residential), R-2 (Single-Family Residential), R-2A (Single-Family Residential), R-2B (Single-Family Residential), R-3 (Single-Family Residential), R-3A (Single-Family Residential), R-4 (Single-Family Residential), R-4A (Single-Family Residential), R-4B (Single-Family Residential), R-5 (Two Family Residential), and PD-H (Planned Development Housing) Zoning Districts; and for other purposes  
ALL NPU’s
5. **Z-20-83** An Ordinance by Zoning Committee to rezone from R-3 (Single Family Residential) to PD-H (Planned Development Housing) for property located at **1 Emma Lane, N.E.**, Fronting Approximately 441.7 on the east side of Emma Lane beginning at a found ½ inch rebar located on the southeasterly right-of-way of Emma Lane located 580 feet more or less, from the intersection created by said southeasterly right-of-way of Emma Lane and the southwesterly right-of-way of Lakemoore Drive, said rebar being the true point of beginning Depth: approximately 600 feet Area: 7.43 Acres, Land Lot 34, 17th District Fulton County, Georgia  
OWNER: THE NICHOLSON JOINT REVOCABLE TRUST  
APPLICANT: MONTE HEWETT HOMES  
C/O THE GALLOWAY LAW GROUP, LLC  
NPU B COUNCIL DISTRICT 7
6. **Z-20-84** A substitute Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) to PD-H (Planned Development Housing) for property located at **480 South Evelyn Place rear, N.W.**, fronting 50 feet on the south side of North Avenue commencing at the southwest corner of the intersection of North Avenue and South Evelyn Place; Depth: 150 feet Area: 5.02 Acres, Land Lot 175, 14<sup>th</sup> District Fulton County, Georgia  
OWNER: GOD’S ACRE BAPTIST CHURCH AT BEN HILL, INC.  
APPLICANT: DARRIAN DUNN, P.E.  
NPU J COUNCIL DISTRICT 3

**END OF AGENDA**